

Docket Item # 2
BAR CASE # 2011-0334

BAR Meeting
December 14, 2011

ISSUE: Alterations

APPLICANT: Jason Leaf

LOCATION: 316 ½ North Payne Street

ZONE: RB / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the conditions that:

1. The new lintels and entablature will match the materials and profile of the existing lintels and entablature installed on 316 N Payne St.
2. The new entablature will join seamlessly with the existing entablature on 316 N Payne St.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 316 ½ North Payne Street. The alterations consist of:

- Installation of new 8” wide, painted wood lintel above the second floor tripartite window;
- Installation of a new, 10” wide, painted wood, entablature at the top of the front façade.*

*These exact alterations were approved by the BAR on September 14, 2011 for the adjoining property at 316 North Payne Street (BAR 2011-0237.)

II. HISTORY

The two-story, two-bay semi-detached brick house at 316 1/2 North Payne Street was constructed in **1955**, according to the City Tax Assessment Records. The subject house and its semi-detached twin at 316 are mid-20th century infill on this block of Victorian row houses. Decorative embellishments are limited to seven course common bond brickwork, 1/1 windows set in a tripartite configuration with brick sills. The enclosed front entry porch was constructed in 1961 (BLD16941, 2/23/61).

The National Register Uptown/Parker-Gray Historic District nomination identifies this property as a contributing resource.

Previous Approvals

Staff was not able to locate any previous BAR approvals.

III. ANALYSIS

The proposed alterations comply with the Zoning Ordinance.

In evaluating the appropriateness of the proposed alterations, Staff looked to the Board’s recent policy discussions on *Supplemental Design Guidelines for Mid-Twentieth Century Vernacular Housing*¹. During these discussions, the Board generally encouraged any new architectural feature to be modest in number, distinguishable from the historic materials and architecturally and historically appropriate in design, material and scale. Additionally, the Board has determined that this proposed alteration was consistent with and appropriate for this architectural style, as the identical treatment was approved on the subject house’s semi-detached twin at 316, on September 14, 2011 (BAR2011-0237).

Staff finds the proposal to be modest, yet sympathetic to the existing, Post-Modern, Colonial Revival style reflected on the existing house. The lintels and the entablature are well proportioned and compatible with the existing architectural style and details. While Staff always supports fabricating architectural details from painted wood,² it is recommended that a more modern, treated wood product, such as *Primelock*, is utilized for its increased durability.

Finally, it is recommended that the new entablature and lintels match exactly the newly installed units next door and that the new, entablature should join seamlessly with its adjacent installed

¹ *Supplemental Design Guidelines for Mid-Twentieth Century Vernacular Housing* Policy Discussion, BAR Public Hearing July 27, 2011

² The Board’s *Modern Materials Policy* permits Synthetic/Composite trim only on buildings and additions constructed after 1975.

unit on 316 North Payne. This coordination will require working with the neighbor at 316 North Payne.

Staff commends the applicant for making improvements to the front of the property and supports the installation of the lintels and entablature – these enhancements will improve the curb appeal of this simple vernacular brick townhouse while maintaining its modest, Colonial Revival character. Staff recommends approval of the application, with the recommended conditions above.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R – recommendation S – suggestion F- finding

Zoning

C-1 Proposed repairs to trim comply with zoning.

Code Administration

F-1 The review by Code Administration is a preliminary review only. No building permit will be required based upon the documentation that has been submitted. If there are any questions, the applicant may contact Ken Granata, Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4190. (Code)

V. IMAGES

316 1/2



Figure 1: Existing Conditions of 316 1/2 N Payne (Awning has been Removed)

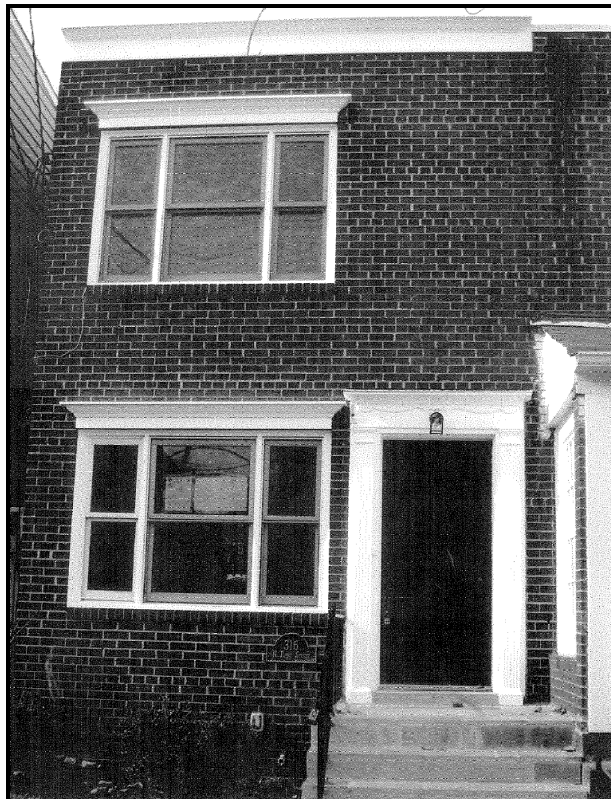


Figure 2: Adjacent Neighbor at 316 N Payne after Installation of BAR2011-0237.

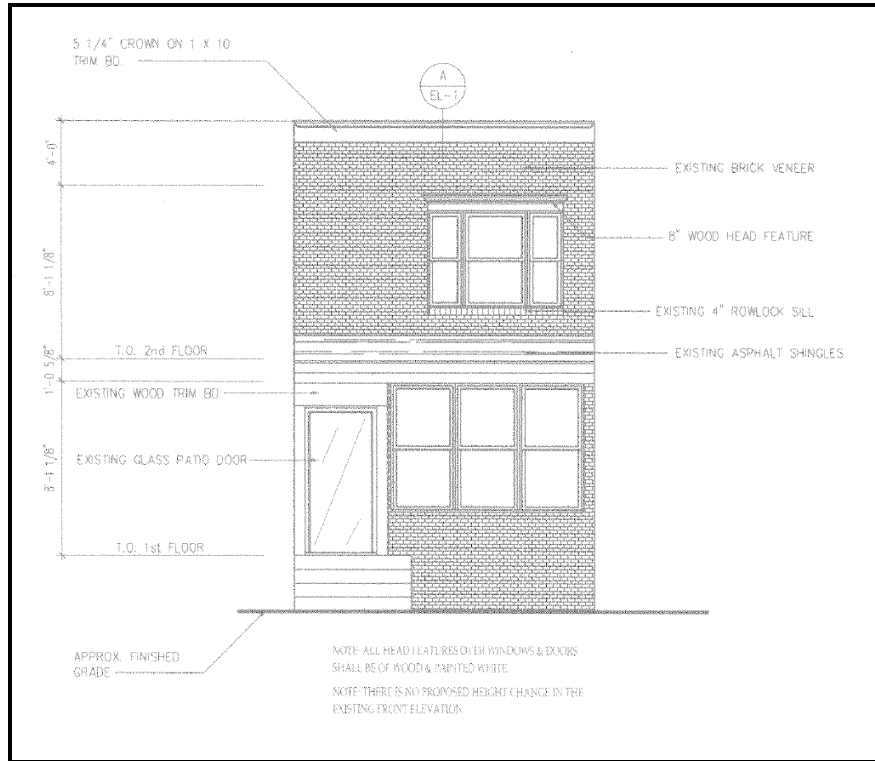


Figure 3: Proposed Front Elevation

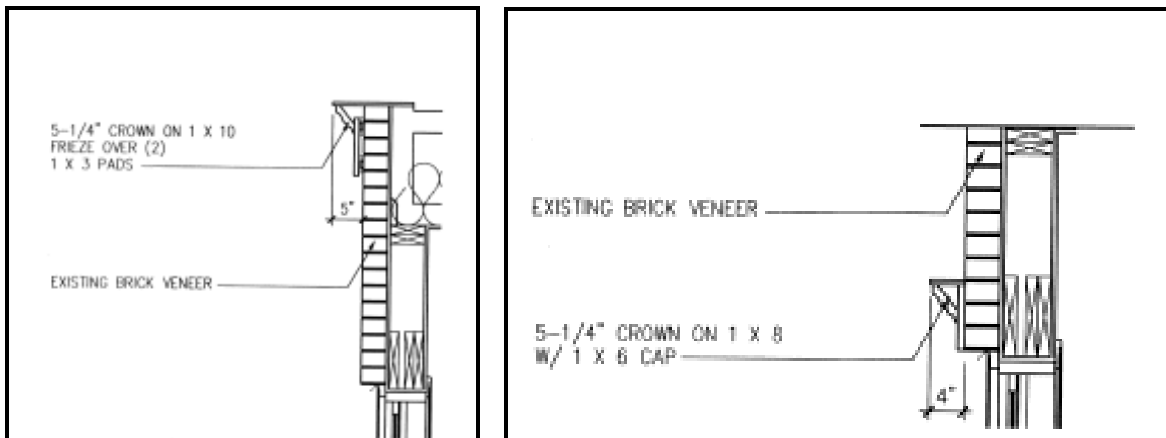


Figure 4: Proposed Entablature and Lintel Details